

**RULES AND REGULATIONS OF  
CREEKWOOD COMMONS CONDOMINIUM #2  
UNIT OWNER'S ASSOCIATION**

The terms herein shall have the same meanings as defined in the Declaration of Condominium of the property known as Creekwood Condominium #2, a condominium created under and subject to the Pennsylvania Uniform Condominium Act. All present and future owners, mortgagees, lessees, and occupants of the Units and of the Common Elements and their agents, employees and invitees and any other person or entity who or which may use the facilities of the Property are subject to and bound by these rules and all amendments thereof.

1. The Units and Common Elements (including Limited Common Elements) shall be used only for the purposes set forth in the Declaration and By-Laws.
2. The sidewalks and entrances shall be used only for access to and from the Units and those portions of the Common Elements intended for the use of Residents and shall not be obstructed.
3. Main exit doors must be closed and locked securely for the protection of all residents. Each resident is responsible for this action as he/she enters or leaves the building.
4. No occupant of the building shall park any commercial vehicle, trailer, or boat in any area or abandon any automobile or other vehicle in any parking area or other part of the Common Elements or block the access to parking spaces. For emergency purposes, the parking area directly adjacent to the main entry shall remain vacant.
5. All personal property shall be stored within the units.
6. Nothing shall be hung from the Unit's balcony and/or patio, such as laundry, etc. Without the prior written approval of the Executive Board. No bicycles should be kept on the balconies/patios. Hanging baskets of flowers or plants are acceptable.
7. Nothing shall be projected or shaken, and no dirt or other substance shall be thrown, swept or otherwise emitted from the windows, balconies, or patios of the building. Nothing shall be placed on, in, or projected from the doors (other than interior door entirely within a Unit), windows or window sills, including without limitation awnings, clotheslines, aerials, signs, air conditioners, ventilators, or fans.
8. Occupied units shall be required to have white or off white shades, blinds, drapes, or linings which are visible from the exterior of the building.
9. All radio, television, phonographic, audio, or other electrical equipment of any kind, and all appliances installed or used in a Unit shall comply with all rules, requirements, regulations, and

recommendations of all public authorities and boards, of fire underwriters having jurisdiction. Noise level should be kept at levels undisturbing to other occupants.

10. Sinks and toilets shall not be used for any purpose other than that for which designed. Feminine products should not be put in the toilet.
11. Garbage and refuse shall be deposited only in the designated containers. Recycling materials shall go in the smaller dumpster.
12. Water and electricity in the common area which is provided by the Association shall not be used in unnecessary or unreasonable quantities and the Resident causing such use shall be liable for the costs of the amount used.
13. Laundry facilities are for the use of the Residents of this building only. No trash may be left in the laundry room trash can except boxes, bottles from detergent, fabric softener, or bleach. No garbage is permitted.
14. Residents shall be responsible for maintaining the laundry facilities in a clean and orderly manner. As a courtesy to other who use the facilities, the washing machine should be wiped clean after each use and the filter cleaned. (A dirty filter is a potential fire hazard).
15. No resident shall keep any explosive substance in his/her Unit, except ordinary household products.
16. Residents who have appurtenant patios or balconies shall keep them free of trash, trash cans, and debris.
17. Damage to any portion of the Property caused by minor children or the Residents or by guests, invitees, visitors, or licensees of the Unit Owners shall be repaired at the expense of the responsible Resident or Unit Owner.
18. No Unit Owner shall make, or permit his family, visitors, or licensees to make any noise or activity that will interfere with the rights, comfort, or convenience of other Residents including, but not limited to, playing a musical instrument, phonograph, television, or radio.
19. No radio or television antenna shall be erected or installed on the exterior walls of a Unit or on the Common Elements, including the roof.
20. **No pets** (such as, but not limited to, dogs, cats, monkeys, snakes, ferrets, alligators, etc.) may be kept in any unit. No pet may be kept, bred, or maintained for commercial use. \*\*\*Amended at 2015 Board of Directors meeting of the Condo Association Bldg. No. 2 to completely exclude pets from premises.\*\*\*

21. The Common Areas of this building have been designated as "No Smoking" areas and any smoking must be contained within the individual's Unit. Visitors must be informed that no smoking is permitted outside the individual Units. This is to prevent a health or fire hazard.
22. Due to potential fire hazard, only artificial Christmas trees may be used. No live trees are permitted in the building.
23. These Rules and Regulations are adopted pursuant to the Declaration of the Condominium and By-Laws and may be enforced in accordance with these documents.
24. The Executive board reserves the right to amend these Rules and Regulations as may be required from time to time.

ADOPTED THIS FIRST DAY OF JULY, 1992.